



BADGERS CLOSE
CROWBOROUGH - £850,000



3 Badgers Close

Crowborough, TN6 1RL

**Entrance Hall - WC - Sitting Room - Kitchen/Dining Room
Utility Area - Integral Garage - Four Bedrooms - En Suite
Shower Room - Family Bathroom - Off Road Parking
Front & Rear Gardens**

Located at the end of a quiet cul-de-sac in the sought-after "Warren Area" of Crowborough, this beautifully presented four-bedroom detached family home is a true gem. The property boasts a well-appointed kitchen, along with high-quality en suite and family bathrooms. The spacious sitting room features a wood-burning stove, creating a light and airy space with views over the rear garden. To the front, a long driveway provides ample off-road parking, while the integral double garage offers versatile space, currently used as a gym/utility area, but adaptable for storage or as a car space. Additionally, there is an EV charging point. This well-loved home is perfect for a variety of buyers, and we anticipate it will attract considerable interest. We highly recommend securing a viewing at your earliest convenience.

Outside lighting and composite obscured panelled front door opens into:

ENTRANCE HALL:

Large storage cupboard, further cupboard with sensor lighting, stairs to first floor and oak engineered flooring.

WC:

Dual flush low level wc, vanity wash hand basin with wooden worksurface and cupboard beneath, radiator, tiled flooring, half panelled walling with dado rail and obscured window to front.

SITTING ROOM:

Feature fireplace incorporating a wood burning stove with flue, tiled hearth and wood bressummer over, radiator with cover, fitted carpet, window to front with fitted blinds and sliding patio doors open to rear garden.

KITCHEN/DINING ROOM:

Kitchen Area:

Range of tall and base units with granite worktops/upstands over incorporating a Blanco stainless steel sink. Appliances include eye level twin ovens, ceramic induction hob with extractor fan over, integrated dishwasher and space for American style fridge freezer. Oak engineered flooring, window to front and door to integral garage.



Dining Area:

Space for dining table and chairs, radiator with cover, continuation of oak engineered flooring and doors opening to rear patio and garden.

INTEGRAL GARAGE & UTILITY AREA:

Accessed via a sectional electric garage door from the front and comprising a wall mounted Vaillant gas boiler, rubber gym flooring and fixed stairs rising to a boarded roof space.

Base units with worktops over and incorporating a stainless steel sink, space for washing machine and tumble dryer, gas meter, consumer unit and glass panelled door opening to rear garden.

FIRST FLOOR LANDING:

Dropdown ladder to loft hatch, fitted carpet, window to front and doors to:

MAIN BEDROOM:

Radiator, fitted carpet, window to front with fitted blind and door into:

EN SUITE SHOWER ROOM:

Tiled double enclosure with integrated shower unit, Roka dual flush low level wc, Roka floating basin with mirror over and shaver point, chrome heated towel rail, extractor fan, tiled flooring and obscured window to rear.

BEDROOM:

Glazed sliding door wardrobe, radiator, fitted carpet and window to front with fitted blind.

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Glazed sliding door wardrobe, radiator, fitted carpet and window overlooking the rear garden.

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FAMILY BATHROOM:

P-shaped bath with tiled surrounds, integrated shower over, screen and handheld attachment, dual flush low level wc, wash hand basin, chrome heated towel rail, laminate flooring and obscured window to rear.

OUTSIDE FRONT:

Herringbone driveway providing off road parking which in turn leads to the integral double garage. The remainder of the garden features an area of lawn, a selection of mature planting and side access to rear garden via a lockable timber gate.

OUTSIDE REAR:

Adjacent to the property is an extensive patio suited for outside furniture and entertaining. Steps then lead down to the remainder of the garden which is



principally laid to lawn accompanied by some mature planting. In addition features include a raised rockery, a water feature and covered log store.

SITUATION:

Crowborough is the largest and highest inland town in East Sussex, set within the High Weald Area of Outstanding Natural Beauty and bordering the Ashdown Forest. The town centre gives the impression of being a bustling village, with an excellent choice of supermarkets and numerous small, independent retailers, restaurants and cafes. The area is well served for both state and private junior and secondary schooling as well as Crowborough Leisure Centre offering a swimming pool, gym, sports hall and a children's playground. The mainline railway station provides trains to London as well as a good selection of bus routes. Other attractions that Crowborough can offer include nature reserves, plentiful sport and recreation areas, children's play areas and a thriving arts culture and various annual events. Located to the west of Crowborough and made famous by A A Milne's Winnie the Pooh, is Ashdown Forest which is a great place for walking, riding and enjoying spectacular views over the Sussex countryside.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING: By appointment with Wood & Pilcher Crowborough 01892 665666

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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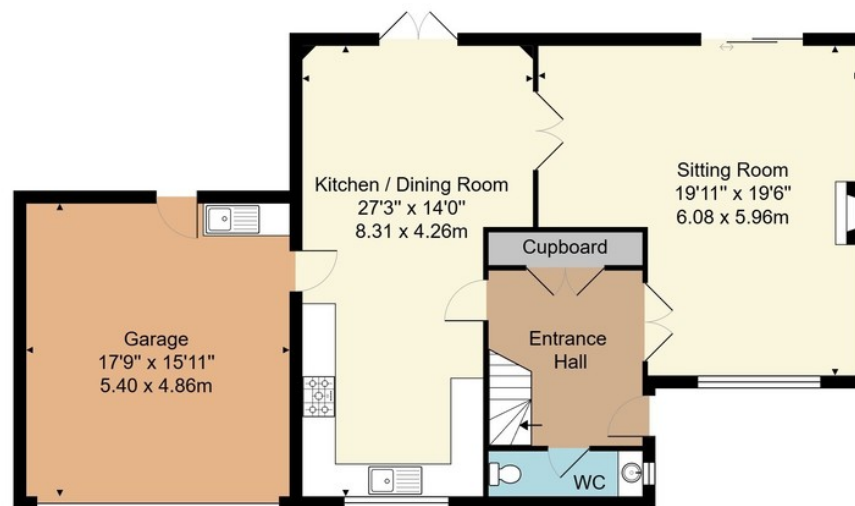
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



First Floor



Ground Floor

House Approx. Gross Internal Area (Incl. Garage) 1896 sq. ft / 176.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.